

041.0

0006

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

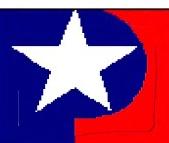
918,400 / 918,400

USE VALUE:

918,400 / 918,400

ASSESSED:

918,400 / 918,400



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 11 | | FORDHAM ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|-----------------------------------|---------|
| Owner 1: HAYES MARY T/LIFE ESTATE | |
| Owner 2: | |
| Owner 3: | |

| | |
|-------------------------|--|
| Street 1: 11 FORDHAM ST | |
| Street 2: | |

| | |
|---------------------|--------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02474 | Type: |

| PREVIOUS OWNER | |
|-------------------------------------|--------|
| Owner 1: HAYES WILLIAM P & MARY T - | |
| Owner 2: - | |
| Street 1: 11 FORDHAM ST | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02474 | Type: |

| | |
|---|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2160 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms. | |

| OTHER ASSESSMENTS | |
|-------------------|------------|
| Code | Descrip/No |
| | Amount |
| | Com. Int |
| | |
| | |

| PROPERTY FACTORS | |
|------------------|-----------|
| Item | Code |
| Z | R2 |
| o | TWO FAMIL |
| n | 100 |
| Census: | water |
| Flood Haz: | Sewer |
| D | Electri |
| s | Exempt |
| t | 14 CPA |

| LAND SECTION (First 7 lines only) | |
|-----------------------------------|--------------------|
| Use | Description |
| Code | LUC Fact |
| No of Units | No of Units |
| Depth / PriceUnits | Depth / PriceUnits |
| Unit Type | Unit Type |
| Land Type | Land Type |
| LT Factor | LT Factor |

| | | | | | | | | | | | | | | | | | | | |
|------------|------------|------|---------|-------------|-----------|--------|------|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 104 | Two Family | 4500 | Sq. Ft. | Site | 0 | 80. | 1.23 | 1 | | | | 443,999 | | | | | | 444,000 | |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 104 | 4500.000 | 474,400 | | 444,000 | 918,400 | | 28687 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 11/09/18 |

| | | | | | | |
|--------------|-----------------|---------|--------------------------------|---------|----------------|------------------|
| Total Card | 0.103 | 474,400 | | 444,000 | 918,400 | Entered Lot Size |
| Total Parcel | 0.103 | 474,400 | | 444,000 | 918,400 | Total Land: |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 425.19 | /Parcel: 425.1 | Land Unit Type: |

PREVIOUS ASSESSMENT Parcel ID 041.0-0006-0015.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 104 | FV | 474,700 | 0 | 4,500. | 444,000 | 918,700 | 918,700 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 334,300 | 0 | 4,500. | 471,800 | 806,100 | 806,100 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 334,300 | 0 | 4,500. | 344,100 | 678,400 | 678,400 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 313,700 | 0 | 4,500. | 299,700 | 613,400 | 613,400 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 313,700 | 0 | 4,500. | 255,300 | 569,000 | 569,000 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 279,800 | 0 | 4,500. | 249,800 | 529,600 | 529,600 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 279,800 | 0 | 4,500. | 205,400 | 485,200 | 485,200 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 291,000 | 0 | 4,500. | 195,400 | 486,400 | 486,400 | | 12/13/2012 |

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-------------|------------|---|-----|-------|--|
| HAYES WILLIAM P | 63667-23 | | 5/28/2014 | Convenience | | 1 | No | No | William P Haynes d.o.d.11/7/2003 Bk 63667 Pg |
| | 10830-88 | | 5/28/1965 | | | | No | No | N |

| BUILDING PERMITS | | ACTIVITY INFORMATION |
|------------------|--------------|----------------------|
| Date | Number | Result |
| | | By |
| 11/9/2018 | Info At Door | HS Hanne S |
| 11/9/2008 | Meas/Inspect | 345 PATRIOT |
| 11/3/2000 | Hearing Chag | 163 PATRIOT |
| 2/9/2000 | Meas/Inspect | 197 PATRIOT |
| 8/16/1993 | | PC PHIL C |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

